



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KENTUCKY 40202
PHONE : (502) 584-6271 FAX : (502) 584-6292

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JUL 20 2020

PLANNING &
 DESIGN SERVICES

LEGAL DESCRIPTION PER THIS SURVEY

UNLESS OTHERWISE STATED, SET PINS REFERRED TO ARE SET 5/8" IRON PIN, 18" LONG WITH YELLOW PLASTIC CAP STAMPED "D.L. KRAUS, PLS 2613".

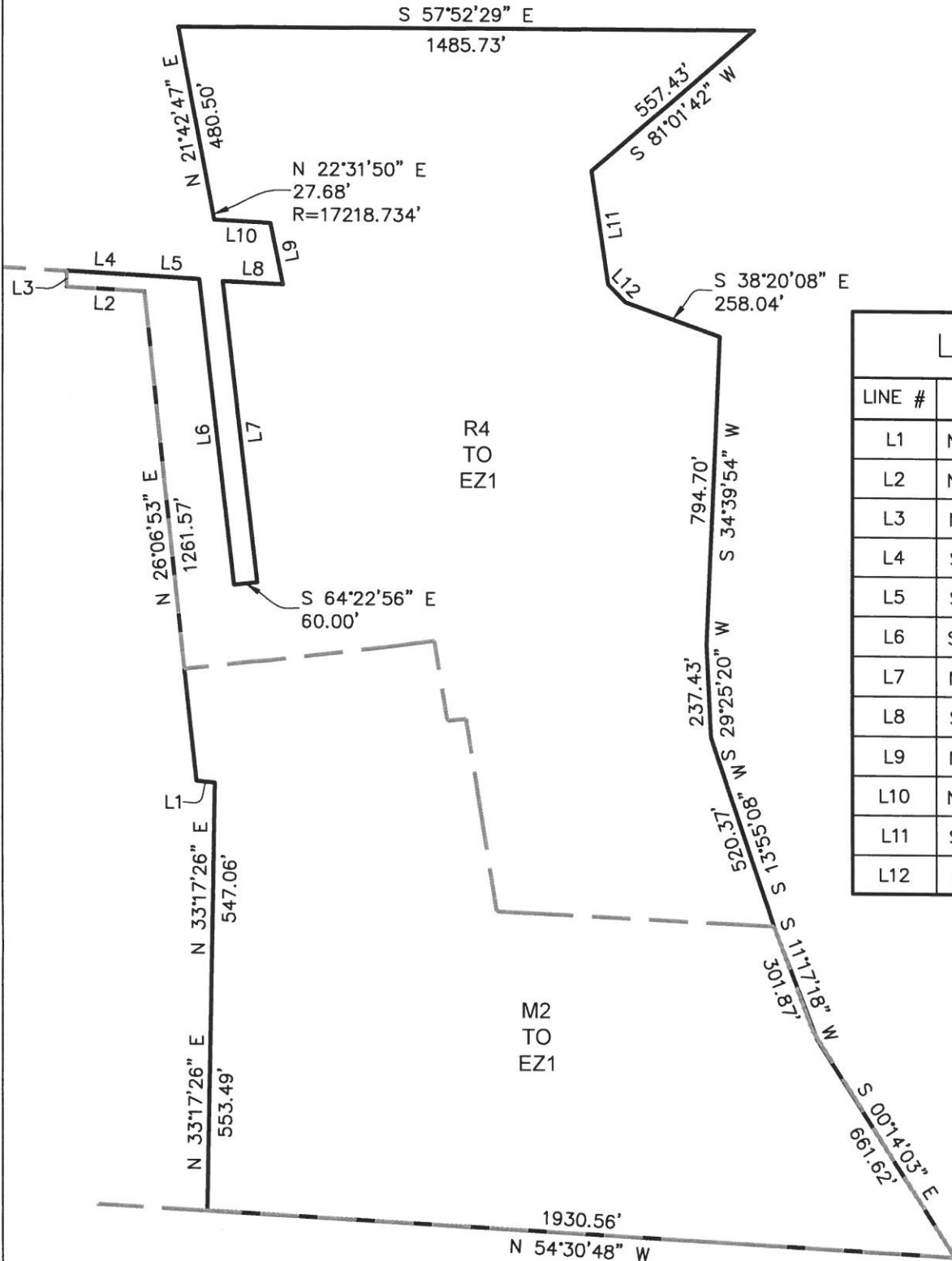
BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 1, AS SHOWN ON THE MINOR SUBDIVISION PLAT OF RIVERPORT PHASE 5, RECORDED IN PLAT AND SUBDIVISION BOOK 59, PAGES 17 AND 18, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY; THENCE WITH THE EAST LINE OF SAID RIVERPORT PHASE 5, NORTH 33°17'26" EAST, PASSING A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695 AT 553.49 FEET, IN ALL 1,100.55 FEET TO A POINT IN WEAVER RUN; THENCE NORTH 52°23'08" WEST, 47.70 FEET TO A SET 5/8" PIN AND CAP, IN THE EAST LINE OF SAID RIVERPORT; THENCE WITH SAID RIVERPORT, NORTH 26°06'53" EAST, 1,261.57 FEET TO A POINT; THENCE NORTH 54°48'42" WEST, 201.88 FEET TO A POINT; THENCE NORTH 33°40'30" EAST, 40.01 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 54°53'07" EAST, 197.20 FEET TO A SET MAG NAIL AND WASHER STAMPED D.L. KRAUS, PLS 2613 IN CONCRETE BASE OF CORNER POST; THENCE SOUTH 54°42'45" EAST, 145.12 FEET TO A SET 5/8" PIN AND CAP IN THE WEST LINE OF BOHANNON AVENUE; THENCE WITH THE WEST LINE OF BOHANNON AVENUE, SOUTH 25°37'04" WEST, 790.25 FEET TO A SET 5/8" PIN AND CAP; THENCE WITH THE SOUTHERN TERMINUS OF BOHANNON AVENUE, SOUTH 64°22'56" EAST, 60.00 FEET TO A SET 5/8" PIN AND CAP; THENCE WITH THE EAST LINE OF BOHANNON AVENUE, NORTH 25°37'04" EAST, 778.33 FEET TO A SET 5/8" PIN AND CAP; THENCE LEAVING BOHANNON AVENUE WITH THE LINES OF VIRGIL AND KATHRYN KNOTT AS RECORDED IN DEED BOOK 3109, PAGE 520 AND DEED BOOK 3695, PAGE 336, IN SAID CLERK'S OFFICE, SOUTH 55°24'32" EAST, 155.10 FEET TO A FOUND 1" PIPE; THENCE NORTH 20°50'28" EAST, 159.73 FEET TO A FOUND 1" PIPE; THENCE NORTH 55°00'35" WEST, PASSING A FOUND 1" PIPE AT 145.24 FEET, IN ALL 145.79 FEET TO A SET 5/8" PIN AND CAP IN THE EAST LINE OF BOHANNON AVENUE; THENCE WITH BOHANNON AVENUE, WITH A CURVE TO THE LEFT A RADIUS OF 17218.73 FEET, A CHORD OF NORTH 22°31'50" EAST, A CHORD LENGTH OF 27.68 FEET TO A SET 5/8" PIN AND CAP; THENCE NORTH 21°42'47" EAST, 480.50 FEET TO A FOUND 1" PIPE AND CORNER TO RHONDA HIGHTOWER AS RECORDED IN DEED BOOK 10006, PAGE 317 IN SAID CLERK'S OFFICE; THENCE WITH SAID HIGHTOWER, SOUTH 57°52'29" EAST, PASSING A FOUND 5/8" PIN AND CAP STAMPED LS 2068 AT 1,391.91 FEET, IN ALL 1,485.73 FEET TO A POINT IN POND CREEK; THENCE SOUTH 81°01'42" WEST, 557.43 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 23°56'31" WEST, 296.03 FEET TO A 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 12°26'07" EAST, 63.39 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 38°20'08" EAST, 258.04 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695 TO THE WEST LINE OF LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT PROPERTY AS RECORDED IN DEED BOOK 9332, PAGE 941, IN SAID CLERK'S OFFICE; THENCE WITH SAID LOUISVILLE AND

PATRICK R. DOMINIK, Landscape Architect • DAVID J. SEDLAR, Civil Engineer • DENNIS L. KRAUS, Land Surveyor
 ERIC W. PENLAND, Civil Engineer • JOSEPH S. MARSHALL, Civil Engineer

K:\JOBS\SURVEY\BSURVEY\3192 BOHANNON AVE - LDG\DOC\LEGAL\LEGAL DESCRIPTION PER SURVEY.rtf

JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT PROPERTY, SOUTH 34°39'54" WEST, 794.70 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 29°25'20" WEST, 237.43 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 13°55'08" WEST, 520.37 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 11°17'18" WEST, 301.87 FEET TO A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695; THENCE SOUTH 00°14'03" EAST, PASSING A FOUND 1/2" PIN AND CAP STAMPED SPURRIER PLS 3695 AT 632.93 FEET, IN ALL 661.62 FEET TO A SET 5/8" PIN AND CAP IN THE NORTH LINE OF KOSMOS CEMENT COMPANY, INC. AS RECORDED IN DEED BOOK 5755, PAGE 294 IN SAID CLERK'S OFFICE; THENCE WITH THE NORTH LINE OF SAID KOSMOS, NORTH 54°30'48" WEST, 1,930.56 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 98.107 ACRES.

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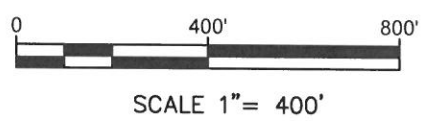


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 52°23'08" W	47.70'
L2	N 54°48'42" W	201.88'
L3	N 33°40'30" E	40.01'
L4	S 54°53'07" E	197.20'
L5	S 54°42'45" E	145.12'
L6	S 25°37'04" W	790.25'
L7	N 25°37'04" E	778.33'
L8	S 55°24'32" E	155.10'
L9	N 20°50'28" E	159.73'
L10	N 55°00'35" W	145.79'
L11	S 23°56'31" W	296.03'
L12	S 12°26'07" E	63.39'

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 JUL 27 2020
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ZONING EXHIBIT

SITE ADDRESS
 15012 BOHANNON AVE
 LOUISVILLE, KY 40272



7-17-2020
 PROJECT #3192



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